



623 Sheffield Road, Chesterfield, S41 9DX
£875 Per month



**** COMING SOON!! **** ATTRACTIVE STONE-BUILT SEMI-DETACHED HOUSE * TWO DOUBLE BEDROOMS * ATTRACTIVE NEWLY FITTED KITCHEN * REAR PORCH/UTILITY * SHOWER ROOM/W.C. PLUS ADDITIONAL W.C. * GOOD SIZED LOUNGE WITH FRONT ASPECT * SEPARATE DINING WITH REAR ASPECT * GAS CENTRAL HEATING * DOUBLE GLAZING

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Porch

Wooden French doors provide access through to the Living Room

Living Room

11'6" x 13'8" (3.52 x 4.18)

A spacious room located to the front of the property. It has newly carpeted flooring and a large double glazed window and radiator.

Arch leading through to:

Dining Room

12'4" x 10'4" (3.77 x 3.15)

Located to the rear of the property and having newly carpeted flooring, stairs to first floor accommodation and double glazed window with radiator below.

Kitchen

8'5" x 8'7" (2.57 x 2.64)

Recently refitted and having a range of modern wall and base cupboard units with inset sink unit, electric oven with hob and extractor over, double glazed window to side elevation and door to:

Rear Porch/Utility

7'8" x 7'3" (2.36 x 2.21)

Being of double glazed construction and having fitted worksurface with space and plumbing below for washing machine and tumble dryer. Also having door to rear garden.

FIRST FLOOR

Landing

This is carpeted and provides access to both bedrooms and the Shower Room.

Bedroom One

11'6" x 13'8" (3.52 x 4.18)

An extremely spacious double bedroom with double glazed window and radiator.

Shower Room

8'2" x 6'6" (2.49 x 2.00)

With fitted shower, low flush w.c., pedestal wash basin, airing cupboard housing newly installed gas central heating boiler, double glazed window to rear elevation and heated towel rail.

Bedroom Two

12'4" x 10'4" (3.77 x 3.15)

Another spacious double bedroom with double glazed window, range of built-in wardrobes and radiator.

There is also a door leading to a WC separate to that located in the shower room.

EXTERNAL

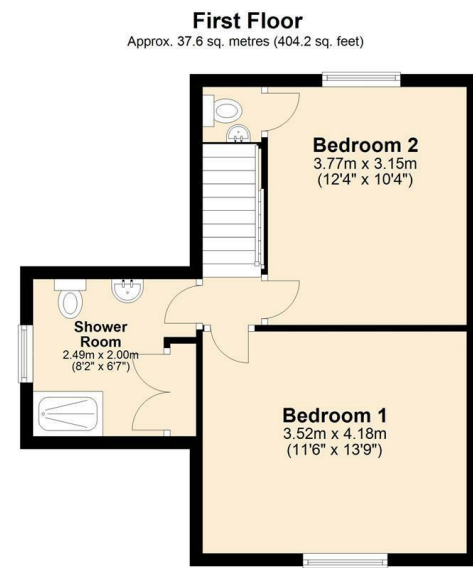
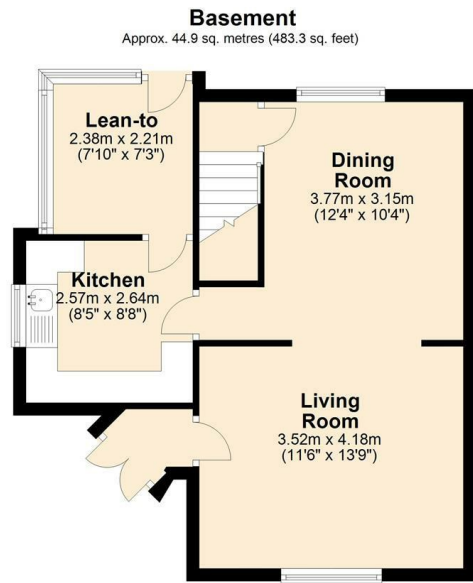
Front Garden

The front of the property is beautifully presented and has a stone wall boundary which incorporates a small front garden which wraps around the side of the property, through a gate and out to the rear.

Rear Garden

The rear garden is of good proportion and offers outdoor patio areas and/or off street parking.

There is also a useful store with electricity.



Total area: approx. 82.5 sq. metres (887.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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